

for sale penthouse in luxembourg-muhlenbach



location
luxembourg-muhlenbach

rooms
4

surface
181 m²

price
2.450.000 €

description

For sale beautiful penthouse in Luxembourg Muhlenbach.

This penthouse with a living surface of around 156sqm, located on the third and last floor, offers an entrance hall leading to the large living room with an open kitchen, to the four bedrooms, the two bathrooms and the separate toilet.

All the rooms give access to a beautiful terrace of around 88sqm.

Two indoor parking spaces and a cellar are included in the selling price.

Each apartment is equipped with an intelligent network between technical installations such as heating, window blinds and lighting with intercom

integration based on the European KNX protocol.

VAT 3% included in the price.

The residence "Alhena" is ideally located in the heart of the residential district of Mühlenbach at 105, rue de Mühlenbach.

The building of very high standard boasts two levels in the basement, a ground floor and three upper floors. The indoor parking spaces, the private cellars, the common laundry room and the technical rooms are located in the basement.

The 25 units, including 23 apartments and 2 commercial spaces are distributed between the ground floor and the third floor.

An infinite path for joggers and walkers, health trails, allow you to escape just a few steps from home in the Bambesch forest.

The area also has shops, supermarkets, doctors, pediatricians, kindergartens, schools and a bus stop served by various bus lines.

The residence complies with the standard called "low energy" offering the following characteristics:

- Energy efficiency class : A
- Insulation class : A
- Environmental performance class : A

The quality of the ambient air is ensured by a centralized mechanical ventilation with recovery of energy.

Agency fees are paid by the seller.

amenities

gas heating	floor heating
living room	separated toilets
laundry	cellar
number of floors : 3	floor number : 3
underground parkings : 2	terrace
terrace surface : 88.7 m²	elevator
triple glazing	reinforced door
vmc double flux	videophone
electric shutters	insulation rating : a
energy rating : a	

10 pictures available











property*

3ème Étage

Appartement P3.1

Niveau:	03
Type:	Penthouse
Chambre:	3
Salle de bain:	2
WC:	1
Parking souterrain:	2

Surfaces Appartement:	156,29 m ²
Séjour:	75,21 m ²
Chambre 1:	13,51 m ²
Chambre 2:	9,23 m ²
Chambre 3:	17,49 m ²
Sdb:	7,04 m ²
Sdd:	8,83 m ²
WC:	1,68 m ²
Terrasse:	82,09 m ²
Cave:	13,76 m ²



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